

NO TRANSFER
TAX PAIDWARRANTY DEED

32-62-3
13790

KNOW ALL MEN BY THESE PRESENTS, THAT I, RUTH D. KNAUFF, of Waterville, County of Kennebec, and State of Maine,
002343

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by ROGER D. KNAUFF, whose address is 7 McArthur Avenue, Lewiston, Maine 04240 and MARCIA K. DONALD, whose address is 603 Laurel Hill Lane, Catonsville, Maryland 21228,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said ROGER D. KNAUFF and MARCIA K. DONALD, as joint tenants and not as tenants in common, their heirs and assigns forever,

THE UNIT known and designated as Unit #3 in RIDGEWOOD HEIGHTS CONDOMINIUM located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A. E. Hodson, Consulting Engineer, entitled "Ridgewood Heights Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-90003. Specific reference is made to the RIDGEWOOD HEIGHTS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 29, 1989 and is recorded in said Registry of Deeds in Book 3676, Page 3, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C. to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-90004 through #E-90010.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to the herein Grantor by Warranty Deed of FSD Associates, Inc. dated January 26th, 1990 and recorded in the Kennebec County Registry of Deeds at Book 3685 Page 008.

EXCEPTING AND RESERVING, however, to the herein Grantor a life estate in the above described premises for the duration of her lifetime.

IN WITNESS WHEREOF, I, **RUTH D. KNAUFF** have hereunto set my hand and
seal this 28th day of January, 1999.
Signed, Sealed and Delivered
in the presence of:

James Rossignol
Witness

Ruth D. Knauff
RUTH D. KNAUFF

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

January 28, 1999

Personally appeared the above named **RUTH D. KNAUFF** and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Cheryl W. Flewelling
NOTARY PUBLIC



CHERYL W. FLEWELLING
Notary Public, Maine
My Commission Expires April 18, 2003

(print name)

re deeds Knauff to Knauff and Donald

RECEIVED KENNEBEC SS.

1999 JAN 28 PM 12:33

ATTEST: James Rossignol
REGISTER OF DEEDS